

Woodstock Zoning Board of Appeals - Minutes

Tuesday, January 14, 2014

Public Hearing – 7:00 p.m.

Town of Woodstock Town Hall, Upper Level, Selectmen’s Conference Room

I. Public Hearing

- a. Call to Order – Meeting was called to order by Chairman Martin Nieski at 7:02 p.m.
- b. Roll Call – Martin Nieski, William Brower, Ken Ebbitt, Robert Laurens, Suzanne Woodward, and Tina Lajoie (ZBA Clerk)
Others present: Ed Lally, Joseph Carlone, Sr., Joseph Carlone, Jr., Tim Carlone, Tom Carlone & Jim Carlone

c. 14-01 Linemaster Switch Corporation, 29 Plaine Hill Road (Map 5781, Block 51, Lot 01-A) – relief from Article IV, Section E. Non-residential Uses 2., Standards, ii and iii – (maximum size of permitted non-residential buildings).

It was noted by Ms. Lajoie, that the applicant was required to: “Send a written notice of such pending application to all owners of property within a 300-foot radius of parcel’s boundaries, at least ten days prior to the public hearing, and shall provide a list of all such property owners and the letter sent to them, together with evidence of such mailing, to the board at least five days prior to the hearing.” The applicant has provided the list of abutters and proof of certified mailing indicating January 10th, which did not meet the 10-day application requirement. The public hearing must remain open to allow for further public input at the January 28th regular meeting of the Zoning Board of Appeals. All other application requirements have been met.

Newspaper legal ad was read for the record by Chair Nieski, posted in the Woodstock Villager on January 3rd and January 10th, 2014. Ed Lally, Licensed Professional Engineer/ Land Surveyor is present on behalf of the applicant. The owners of The Mansion at Bald Hill are proposing a 7,900 square foot banquet facility on their 49+ acre lot which also contains other non-residential structures to include the mansion and Linemaster Switch facility. He references the Town of Woodstock Zoning Regulations and the goal being to protect the town from a variety of planning & zoning issues that could arise with land use and the ZBA’s charge with varying the regulations under certain situations since it is difficult to address every possible scenario that exists in town when regulations are written. The current regulations that were effective Aug 24, 2013 state that “iii. The total combined square footage of all non-residential buildings on a parcel shall not exceed thirty thousand (30,000) square feet gross floor area.” It also indicates that any single tenant must not occupy more than 15,000 square feet. He believes the regulations did not consider a proposal that has 49-acre parcel of land with many of the buildings already existing prior to newly created regulation.

The proposal is for a 7,900 foot stand-alone banquet facility on the same lot as the Linemaster Switch buildings which would be situated about 298 feet from the closest property line and about 1,013 feet from Rte 171 and about 700 feet from Plaine Hill Road. It cannot be viewed from the exterior of the building. When completed, only about 3.3 percent floor area ratio on the total site and only about 9.1 percent impervious coverage. The intent of preserving the value of the land and protecting open space and air and water, etc, that are required in the regulations would be met. The fact that this sits on a 49-acre parcel makes this extremely unique, and the uses are unique. The construction of this facility would be in accordance with the POCD.

Tom Carlone, Licensed Architect in the State of CT thanks ZBA for the opportunity to meet with the applicant regarding this variance request as stated. He expresses the family's desire to construct this facility to basically leverage or build upon the success that the mansion has had with the food and banquet business. The team had begun working on this development about a year ago. He thanks the town staff for their help with the preparation of their applications for both a variance and special permit modification.

Questions from ZBA:

- Height of building? One story building, approximately 32 feet in height.
- What will building consist of? One large banquet facility, pre-function area, corridor, conference room, bathroom facilities, commercial kitchen, storage and fire egress corridor.
- Parking lot area? 175 capacity. Being it's a mixed used property, in the evening or weekend time frame when the banquet facility will be in need of parking spaces, the Linemaster Switch parking spots can be used. There will be valet parking available and documentation shows more than enough parking, as explained by Mr. Lally.
- Sewer? Existing sanitary sewer is on the property currently and new facility will be tied into the system.
- Well? Existing well that presently serves the Mansion will be used.

The public hearing is recessed and will be continued to the regular meeting of January 28, 2014 to allow for public input.

II. **Monthly Meeting**

III. **Designation of alternates - None**

IV. **Review of minutes – August 27, 2013**

MOTION BY SUZANNE WOODWARD TO APPROVE AS WRITTEN, SECONDED BY MARTIN NIESKI. MOTION CARRIED UNANIMOUSLY.

V. **Unfinished Business**

14-01 Linemaster Switch Corporation, 29 Plaine Hill Road (Map 5781, Block 51, Lot 01-A) – relief from Article IV, Section E. Non-residential

Uses 2, Standards, ii and iii – (maximum size of permitted non-residential buildings). Public Hearing has been continued.

VI. New Business – None

VII. Organizational Meeting

Election of Officers to be scheduled and held on January 28, 2013. The following nominations were made: Martin Nieski, Chairman; William Brower, Vice Chairman; and Suzanne Woodward, Secretary.

VIII. Other

a. Budget Review

Total budget is : \$825 for ZBA and \$3,000 for legal fees

Budget seems more than adequate based on what has been used to date. Chair Nieski suggests authorizing Tina Lajoie to schedule Attorney Byrne to come out to give a class to our ZBA members and include other local smaller towns to attend and cover some of the cost as we have done in the past. Attorney DeCrescenzo is scheduled to do the annual PZC training in March and ZBA is invited to attend. Lajoie will find out the date.

MOTION BY SUZANNE WOODWARD TO SET NEXT YEAR'S 2014-2015 TO BE THE SAME AS THE CURRENT YEAR BUDGET 2013-2014, SECONDED BY WILLIAM BROWER. MOTION CARRIED UNANIMOUSLY

b. Schedule of meetings

Change the following dates for upcoming meetings:

June 25, 2014 meeting to June 24, 2014

November 25, 2014 meeting to November 18, 2014

December 23, 2014 meeting to December 16, 2014

IX. Correspondence & Bills

Legal ad for The Woodstock Villager – Linemaster legal notice (under \$100 signed by Chair Nieski.)

X. Citizen's Comments - None

XI. Adjournment – 8:03 p.m.

MOTION TO ADJOURN BY WILLIAM BROWER, SECONDED BY SUZANNE WOODWARD. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Tina M. Lajoie, Clerk
Zoning Board of Appeals